

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
April 28, 2015 – 5:00 PM**

MOTION: Commissioner Diane Adams
SECOND: Commissioner Todd Staheli
Approval Date: 02/23/2016

PRESENT: Chair Ross Taylor
Commissioner Nathan Fisher
Commissioner Don Buehner
Commissioner Diane Adams
Commissioner Julie Hullinger
Commissioner Todd Staheli
Council Member Joe Bowcutt

CITY STAFF: Planning & Zoning Manager John Willis
Assistant Public Works Director Wes Jenkins
Planner II Ray Snyder
Assistant City Attorney Victoria Hales
Planning Associate Genna Singh

EXCUSED: City Surveyor Todd Jacobsen
Commissioner Ro Wilkinson

FLAG SALUTE

Chair Ross Taylor called the meeting to order and asked Councilman Joe Bowcutt to lead the flag salute at 5:01 pm.

Chair Ross Taylor presented a “land use process” flow chart to the Commission as a training tool.

1. ZONE CHANGE AMENDMENT (ZCA)

Consider a zone change amendment request on one (1) acre of property zoned PD-C (Planned Development Commercial) to accommodate the future development of a sprinkler supply retail store. The property is generally located east of the I-15 Freeway and north of 300 South Street. The owner is GMG II Investments LLC, the applicant is Mr. Mike Canning, and the representatives are Mr. Brandon Dawson, Dawson Development LLC. And Mr. David Peterson, Excel Engineering. Case No. 2015-ZCA-009 (Staff – Ray Snyder).

Ray Snyder presented the following: This is a zone change amendment as the zoning is PD-C, but the property is vacant and a new building is coming forward. The site plan, elevations, and landscaping are part of tonight’s consideration. Presented are 2D elevations, colors, landscape plan, and a similar building that has recently been built. They would like the primary building and an outside storage area. Staff recommends option A in regards to landscaping with the

greater amount of vegetation along the freeway. There is an existing block wall on the east side of the property separating the residential zone. There is a billboard on the west side of property close to the freeway. Staff created alternatives to the site plan because their plan shows an 8' fence around the property. Note that 6' is the maximum fence height per code and that does not allow for a variance. Alternative 2 shows the fence setback 25' because you cannot have a 6' fence in the front setback area. Alternative 3 moves the building forward and puts the storage to the north of the building rather than the east. Curb, gutter, and sidewalk are already installed so they will not need to put in additional improvements. There is a chain link fence to the north of the property separating this proposed building and ServePro which is acceptable between two commercial properties. In their current location, Sprinkler Supply has put their storage in parking spaces which is not allowed per code. Staff believes they are trying to address the outside storage with the new proposal.

Commissioner Nathan Fisher asked if the current location is less than an acre.
Brandon Dawson said the current location is about 0.5 acres.

Ray Snyder continued: There is a private sewer from 300 South that goes through the property and connects to the ServePro property. Because it's an 8" line Sprinkler Supply does have the opportunity to hook into that line but there may be an easement there that prevents a structure from being built there. That easement may affect where the lean-to storage can be located. There is not a use list for this property; Sprinkler Supply would be the only use allowed per tonight's approval. Again, the fence can only be 6' tall by code. The existing block wall on the east side is required. There also needs to be 10' landscaping separation.

Councilman Joe Bowcutt asked if there needs to be landscaping on the east side.
Assistant City Attorney Victoria Hales said yes there needs to be landscaping there.
Commissioner Nathan Fisher asked if they landscape the easement at their risk.
Assistant City Attorney Victoria Hales said that is correct.

Ray Snyder continued to highlight the staff report.

Chair Ross Taylor said the building you're showing has the shed – is it open face?

Brandon Dawson said the roof system only with slight walls on the sides.

Chair Ross Taylor asked how tall.

Brandon Dawson said it is 18' tall.

Chair Ross Taylor said I'm looking at what would be best for the neighbors as well as the freeway. I would prefer Alternate 3 so it would lessen the impact to both the neighbors and the freeway. It also helps with the easement. Is that reasonable to you?

Brandon Dawson said with the building in front and storage in back there is no room for parking at the current location. Contractors and deliveries will need an easy access and loading area. Because of the natural slope with the site if we put the building in the front we have to reshape the whole lot for drainage. The owner really wants a bigger area to maneuver.

Chair Ross Taylor said the parking standard would be 24 spaces and I don't see those on the plans. The site plan we see only shows 10-12.

Brandon Dawson said additional parking can be located on the west side at the freeway. The middle of the parking lot will also have truck and trailer parking.

Commissioner Todd Staheli asked if the parking spaces are going to be designated. The current location has parking taken up by storage.

Brandon Dawson said everything will be under that covered storage.

Assistant City Attorney Victoria Hales asked if the covered storage is open on the front and back.

Brandon Dawson said yes.

Assistant City Attorney Victoria Hales asked if there is a proposal for the chain link between this and ServePro.

Brandon Dawson said it will remain.

Assistant City Attorney Victoria Hales said it is my understanding of the code is that it needs to be solid. If there is outside storage there needs to be a solid fence, not chain link, and no storage higher than the wall if outside storage is allowed per 10-8-6.

Commissioner Todd Staheli noted that ServePro doesn't have outside storage that's why they were permitted the chain link.

Chair Ross Taylor asked if there were a back on the lean to would the storage still be outdoor.

Assistant City Attorney Victoria Hales said it must be completely enclosed.

Councilman Joe Bowcutt said as I look at the options from the City – moving the building forward was a concern for unloading but if the building is north of the property they can only unload in the parking area. With option 3 they can pull in and unload behind the building and circle around the building.

Brandon Dawson countered that a semi with 50' trailer may not make that turn.

Commissioner Diane Adams said you don't have that option where you are right now either.

Commissioner Todd Staheli added that they unload on the street and use a fork lift to get the pallets in and out currently.

Commissioner Nathan Fisher asked how the option submitted by the applicant works.

Brandon Dawson said a large truck and trailer can be in the middle area.

Chair Ross Taylor asked what distance is between the building and the east fence on alternate 3.

Brandon Dawson said I don't have that.

Chair Ross Taylor said it looks very wide to me. I don't favor the 18' storage right by the existing residences.

Brandon Dawson countered that those condos do sit higher than this property.

Commissioner Todd Staheli noted there was an opposition letter from a resident east of this proposal. How tall is the storage?

Brandon Dawson said the building is 28' and the storage is 18'.

Assistant City Attorney Victoria Hales asked if there are pictures of similar open storage structures at other projects.

Brandon Dawson said we don't have open storage at any other projects.

Commissioner Todd Staheli asked the applicant to explain the lean to.

Brandon Dawson said it is open on two sides. It's closed on the north and south.

Councilman Joe Bowcutt said if the lean to were on the east side of the property, 10' from property line and then landscaping no one sees the landscaping. Clients could see the landscaping if the lean to were put elsewhere.

Brandon Dawson said we proposed not to landscape that.

Councilman Joe Bowcutt asked if the applicant would consider putting the storage along the freeway fence.

Brandon Dawson said we did not consider that. However, putting the lean to there would block his store front windows on the freeway side.

Commissioner Nathan Fisher asked if the storage were on the north, can't it be right up to the property line?

Brandon Dawson said there's an easement there as well for the sewer and the standard easement.

Commissioner Nathan Fisher asked if we can push the building all the back toward ServePro. 10-8-6 allows for it.

Ray Snyder stated that fire code would apply when putting storage on the property line.

Commissioner Don Buehner said I like the idea of reducing the rear setback.

Chair Ross Taylor said we appreciate there are costs to improve the lot, but that building is going to be there for quite some time and to have a shed like that with a sloping roof that reflects sun to the residential property is not ideal.

Brandon Dawson said I can propose that to the owner. His concern is the space for deliveries.

Assistant City Attorney Victoria Hales said the rear yard setback is 10' unless less is recommended by the Planning Commission.

Commissioner Don Buehner asked if the current location is retail or wholesale.

Brandon Dawson said wholesale. It's about 80/20 split. There is some limited walk in traffic.

Commissioner Todd Staheli added that their hours support that as well.

Brandon Dawson stated the landscaping on 1-15 was a concern of the owner. The concern is the UDOT chain link to him is 10'. Is that UDOT area even being maintained?

Commissioner Nathan Fisher asked if the proposed fence along I-15 is chain link or solid.

Brandon Dawson said it is solid. We want a solid fence right next to the UDOT chain link fence.

The proposal is also for 8' as they are concerned with theft.

Ray Snyder added they did propose a metal corrugated fence. They wanted solid fence by the freeway and then landscaping. Staff wants landscaping and then the fence. The only reason they have to have the solid wall is for the outside storage.

Councilman Joe Bowcutt countered that that becomes no man's land.

Ray Snyder stated if they have landscaping along the east side, frontage and west side they would easily be able to maintain it all. There is some discretion as to the amount of foliage.

Brandon Dawson noted that ServePro has gravel and trees. The concern is trying to maintain that area.

Commissioner Nathan Fisher noted that when the landscaping is outside the wall there is a maintenance problem, however the 1-15 corridor needs to look good. I would like to see at least some trees there. Trees can be seen much better than gravel and bushes.

Commissioner Don Buehner stated you've given some thought to the freeway with your architecture and mature trees block that a bit but there is a compromise.

Brandon Dawson said the owner proposed landscaping on the inside.

Commissioner Don Buehner said anything on the inside would not be seen from the freeway.

Commissioner Nathan Fisher asked what the grade change is from the freeway to the property. If ServePro had a fence would you even see it?

Commissioner Todd Staheli said no.

Commissioner Nathan Fisher asked if the east elevation is a warehouse door for loading.

Brandon Dawson said it is for smaller items. They drive those in on the fork lifts.

Commissioner Diane Adams said given you use the fork lifts you can pull the building forward with the "U" shaped drive.

Brandon Dawson said the east side is a little tight for that.

Commissioner Todd Staheli asked if they have to go around. Your current location doesn't allow for that and not all businesses are capable of that.

Brandon Dawson said the question is getting a semi around the building. We don't want to back in and they don't want to unload on the street. We're trying to make it more convenient.

Chair Ross Taylor opened the public hearing.

Brent Nyman – owner at La Paloma Condos. Our buildings are 2 story. There's one unit on the bottom and one unit on the top. I don't know whether they have considered the elevations from the north end to the cul-de-sac. Last fall there was a severe flood that influenced the condos greatly. There needs to be some retention areas here considered. If there are that many semis and contractors coming in and out – what will the noise level be for the condos. How often are trucks and patrons coming in? If it's during business hours it is understandable but if they're coming after hours that would be a concern.

Brandon Dawson stated that per code we will retain our water. I don't know how many trucks come and go but they are only permitted during operating hours 7:00 am to 5:00 pm.

Chair Ross Taylor closed the public hearing.

Commissioner Don Buehner asked what staff recommends for landscaping.

Ray Snyder said 300 needs to have 15' landscaping. I would think that along the freeway a compromise of trees at 30' intervals with 50% vegetation around the corner and then gravel closer to ServePro would work.

Commissioner Diane Adams clarified that the landscaping would be outside of the fence.

Chair Ross Taylor added that you'll need to decide that as well as what type of fence.

Councilman Joe Bowcutt said there's an odd jog at the cul-de-sac and then more no man's land to the south.

Ray Snyder said the regular commercial landscaping requirement is 15' minimum.

Assistant City Attorney Victoria Hales stated that in the PD landscaping is per chapter 25. Section G-2 can allow adjustments for driveway and parking if there is a hardship and it has to be made up elsewhere.

Commissioner Nathan Fisher asked if only the front requires 15' landscaping.

Ray Snyder said it is a PD zone and there is a requirement for landscape plans in 10-25-3.B3.

Straight commercial zoning does address the freeway specifically. 10-10-5-G addresses that.

Commissioner Nathan Fisher said if there's a wall right at UDOT and then mature trees that's all we'll see regardless.

Commissioner Don Buehner asked if there is a sample for the fence along I-15.

Brandon Dawson said the fence panel will match the building stucco beige.

Commissioner Nathan Fisher asked if we should have the sample for the fence for the PD.

Ray Snyder said it's in the packet, but I didn't ask for it.

Commissioner Nathan Fisher said we still need a new design for the parking.

Brandon Dawson noted that the landscaping will affect that so we're waiting for that decision.

Ray Snyder inserted that staff had these conversations but the applicant didn't want to provide additional information.

Commissioner Todd Staheli said he would like to see where the fence, parking and materials will truly be.

Commissioner Julie Hullinger agreed.

Chair Ross Taylor said I would like to see that shed moved from the east to the north. There are some items you need to address before we can move forward.

Commissioner Don Buehner stated depending on the fence we may be open to the location next to the UDOT ROW.

Commissioner Diane Adams said I'm okay with landscaping in the fence as long as there are trees.

Commissioner Julie Hullinger agreed and said trees at 30' intervals are good.

Commissioner Don Buehner agreed as well.

Brandon Dawson said we could have parking and then 4' for the tree.

Assistant City Attorney Victoria Hales said it has to be at least 5' for the tree per code. The applicant can table the item or Planning Commission can recommend or not recommend with what is available tonight.

Commissioner Todd Staheli added that if we make a motion we may recommend denial.

Commissioner Don Buehner advised that we recommend to City Council. You can still go to City Council but you may not go with a favorable recommendation from us. It is up to you if we move forward with what we have or if you come back with more information.

Brandon Dawson said we can table and bring back the site plan looking at the building moving and the fencing on I-15.

Chair Ross Taylor asked if he would like to return to the next meeting.

Brandon Dawson said yes.

Commissioner Nathan Fisher said if you can meet your parking and add more trees that would be nice. I also suggest larger than 2 gallon trees.

Chair Ross Taylor stated the applicant has tabled until our next meeting unless the applicant needs more time.

Brandon Dawson asked what landscaping was required along the residential side.

Chair Ross Taylor said you can do shrubs and bushes in that easement that won't have too deep of a root system. Demonstrate your product there.

Commissioner Nathan Fisher said there needs to be some type of foliage to separate the commercial and residential areas. Meet with staff for that.

Item tabled.

2. **ZONE CHANGE (ZC)**

Consider a zone change request to rezone from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 20.66 acres to accommodate future residential development of "The Arbors." The property is generally located in Little Valley east of 3000 East Street, and north of the logical extension of Crimson Ridge Drive (*The property is located in the SE ¼ of Section 10, T43S, R15W, SLB&M*). The property is also located directly east of Oakwood Estates and Tupelo Estates. The owner and applicant is Development Solutions Group and the representative is Mr. Steve Kamlowksy. Case No. 2015-ZC-011 (Staff – Ray Snyder).

Ray Snyder presented the following:

The master plan is LDR. Surrounding property is A-1, R-1-10, and R-1-8. It's very far south of Little Valley and the equestrian use is not this far south.

Ryan Thomas added that we plan on 9,000 s.f. lots to hit a different price point than what is currently out there.

Chair Ross Taylor opened the public hearing.

Chair Ross Taylor closed the public hearing.

Assistant City Attorney Victoria Hales counseled a zone change is a legislative act with broad Planning Commission and Council discretion.

Councilman Joe Bowcutt said even though that's currently A-1 – there's not water available for that and it will never be used as agricultural land.

Chair Ross Taylor said it's a logical extension of what is around it. A number of the homes around there are R-1-8 so it's not unusual.

Commissioner Nathan Fisher asked if lot size averaging can be utilized here.

John Willis said yes it can.

Councilman Joe Bowcutt said we need to keep that in mind that the lots will be 8000.

Wes Jenkins said you will see lot size averaging at the preliminary plat stage.

Commissioner Nathan Fisher noted that moving further away from Little Valley and to the airport it seems the density is increasing.

Assistant City Attorney Victoria Hales noted that with lot size average a percentage can go below the minimum lot size.

Commissioner Nathan Fisher asked what the general plan was before.

Ryan Thomas said that is to the west.

Chair Ross Taylor added that smaller lots are much more economical for water.

MOTION: Commissioner Julie Hullinger made a motion to approve item 2 to R-1-8.

SECONDED: Commissioner Todd Staheli seconded the motion.

AYES (5)

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Diane Adams

Commissioner Julie Hullinger

Commissioner Todd Staheli

NAYS (1)

Commissioner Nathan Fisher

Motion passes.

3. PRELIMINARY PLATS (PP)

- A. Consider approval of a preliminary plat for a three (3) lot residential subdivision for “Meadows Edge Phase 1.” The owner is Development Solutions and the representative is Mr. Logan Blake. The property is zoned A-1 (Agricultural) and is located at 3910 South Bentley Road. Case No. 2015-PP-013. (Staff – Wes Jenkins).**

Wes Jenkins presented the item. The lots will each be one acre. There is an overhead power line that will need to be relocated. It does fall within the erosion hazard boundary. The erosion was addressed with Meadow Valley Farms.

Ryan Thomas added that Meadow Valley Farms phase 4-7 erosion hazard survey report allowed us to move that line outside of that project and outside this project. The thick black line to the west is the revised erosion hazard line. Jay Sandberg in Engineering worked with us for this and he was in agreement with the location of that new erosion hazard line.

Wes Jenkins elaborated that the study would have addressed any necessary mitigation. If there is more required it will be evaluated with the construction drawings.

Councilman Joe Bowcutt asked if the lots can be split later.

Wes Jenkins said they can as long as they meet the setbacks and lot size requirements.

Commissioner Nathan Fisher said they would have to amend the plat.

Assistant City Attorney Victoria Hales noted that legal has not reviewed any of the preliminary plats.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of item

3a subject to legal approval and conditioned on staff seeing that this was in the erosion hazard study previously submitted.

SECONDED: Commissioner Diane Adams seconded the motion.

AYES (6)

Commissioner Don Buehner

Commissioner Todd Staheli

Commissioner Julie Hullinger

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

NAYS (0)

Motion carries.

- B. Consider approval of a preliminary plat for a total of one hundred sixty-six (166) residential units in nine residential subdivision phases for “**Sun River Phases 49 - 57.**” The owner is SunRiver St George, the applicant is Rosenberg Associates, and the representative is Mr. Matt Kelvington. The property is zoned PD-R (Planned Development Residential) and is located on 48.40 acres at approximately 4300 Pioneer Drive. Case No. 2015-PP-012. (Staff – Wes Jenkins).

Wes Jenkins explained: There are double fronting lots that will require privacy walls and landscape strip. The landscape and round-about will be maintained by the HOA. Applicant proposes a 6’ retaining wall with 5’ privacy wall on top of it which isn’t allowed per ordinance. Current code allows for 8’ solid and then 50% open above that. That will have to be addressed as we go forward. There is a steep hillside that will drain toward Riverstone. They will catch the run off and then slope south so it won’t impact the road or Riverstone. There is a drain line that follows the trail. They have been asked to pipe that; they would prefer a swale because of cost.

Commissioner Nathan Fisher asked if staff will see it later or will the Commission.

Wes Jenkins replied staff will at the construction drawings stage.

Assistant City Attorney Victoria Hales asked if they can step back the retaining and privacy walls and meet code.

Wes Jenkins said yes they could do that.

Chair Ross Taylor asked what are the total numbers for SunRiver.

Scott McCall said I don’t have the numbers but we’re under it.

Commissioner Diane Adams said they are allowed 2193 and they’re well under. When did the decision go back to putting this in SunRiver? I have a letter from the board saying this wasn’t going forward.

Scott McCall said it was going back and forth a lot. This will be the last installment of SunRiver. As for the drainage – it’s a significant area between phase 13 and the new project. It’s a large natural area that’s been beat up. We will groom it but want it to remain open. The wall item is interesting. There is residential against the commercial RV storage project. We do need the residential elevation up to make it work. We have 6’ retaining now and then 10’ strip

for landscaping and then another 6' retaining wall. We have staggered it. That second wall will have a 5' privacy fence on top of it. The only one to see it would be someone in the RV storage area. I know we can't do anything now because the ordinance is as it is but that may be a consideration to make when revising the ordinance in the future. Currently we will build with the 50% open per code.

Continued discussion on the retaining wall issue.

Commissioner Todd Staheli asked if there is a problem with the drainage.

Scott McCall said it is a natural area. Upstream has all been developed. There have been multiple studies and it has the capacity it needs to maintain that water.

MOTION: Commissioner Diane Adams made a motion to approve item 3b subject to legal approval.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (6)

Commissioner Don Buehner

Commissioner Nathan Fisher

Chair Ross Taylor

Commissioner Diane Adams

Commissioner Julie Hullinger

Commissioner Todd Staheli

NAYS (0)

Motion carries.

Don Buehner left the meeting at 6:53 pm.

- C. Consider approval of a preliminary plat for a sixty (60) lot residential subdivision for **"The Villas at Cottam Ridge."** The owner is Wright Homes and the representative is Mr. Derek Wright. The property is zoned PD-R (Planned Development Residential) and is located at River Road and 1850 South. Case No. 2015-PP-014. (Staff – Wes Jenkins).

Wes Jenkins presented the item: the setbacks were revised to meet ordinance. There is a natural area with drainage that will be piped and then an open ditch as it goes northwest. They have a main access off of River Road with a secondary access that they've requested as 25'. The north half of that access is proposed with development to the north. I have concerns with that as there needs to be two accesses. They are building in phases. The amenities will go with phase 1.

They will need privacy and landscape to be maintained by HOA. There is also drainage from the church to the north that will need to be addressed. An easement to the church will also be needed

Councilman Joe Bowcutt noted that at the zone change there was drainage going to the north. If there's no access to go across the other person's land do we need a catch basin?

Wes Jenkins said they need to find a way to get it through. There cannot be stagnant water there.

Councilman Joe Bowcutt said it's not pretty now and it will only get worse if they don't take care of it to a certain degree.

Wes Jenkins said it'll be in the HOA control. You do have the prerogative to ask that that be fixed.

Councilman Joe Bowcutt said the HOA has the potential to not do it. There's a long term problem there.

Wes Jenkins said you can ask them to dress it up.

Chair Ross Taylor asked if they can declare it as open space.

Wes Jenkins said yes.

Commissioner Nathan Fisher asked if this should have been addressed at the PD-R stage.

Assistant City Attorney Victoria Hales stated there was a condition at the zone change stage that applicant has to convey drainage.

Wes Jenkins said there can be no stagnant water, it has to be conveyed.

Commissioner Nathan Fisher said we need to see what was said with the PD-R.

Assistant City Attorney Victoria Hales asked what the setback issues were.

Wes Jenkins said we want to make it subject to setbacks. I think it does but they didn't call it out on all of the drawing.

John Willis said they appear to meet the ordinance we just need to verify it.

Commissioner Nathan Fisher said I don't know how we can approve it now with the water going nowhere.

Wes Jenkins said you can table for more information.

Assistant City Attorney Victoria Hales counseled that generally the applicant has to agree to that.

Chair Ross Taylor said with the applicant being absent we would need to make a motion.

Wes Jenkins inserted that we have continued items in the past.

Assistant City Attorney Victoria Hales counseled that the item can be pulled from the agenda if the application is incomplete.

Councilman Joe Bowcutt said that drainage area is crucial and I don't know that we want to make a motion on it and the applicant needs to be present.

Assistant City Attorney Victoria Hales said the issue is whether to require that drainage be conveyed to the road, and the developer has to address it, and show the HOA is responsible for maintaining it. They cannot convey it onto another landowner.

Councilman Joe Bowcutt said if they didn't have that area they wouldn't be allowed that many units.

Commissioner Nathan Fisher said we did address the drainage easement with the zone change.

Assistant City Attorney Victoria Hales noted that action summary item 9 said they needed to address the drainage. The preliminary plat must show layout, drainage plan, grading, sewer water and power etc. I'm not certain this application is complete.

Councilman Joe Bowcutt asked who owns the land northwest. Once it goes there what happens?

Wes Jenkins said Howard and then there's piping into the City storm drain system.

Assistant City Attorney Victoria Hales said they are responsible to get it to the pipe.

Wes Jenkins said that is my concern that if there's a huge area that's a mess now it will be difficult for an HOA to maintain it. If it's to be improved it should be addressed now and done with the construction drawings.

Commissioner Julie Hullinger stepped out at 7:09 pm

Commissioner Nathan Fisher said even though we didn't give detail at the PD-R there is opportunity to require the OS be developed like any other subdivision.

Wes Jenkins said you can request some idea of what they are going to do in the drainage area to make it manageable for the HOA.

Councilman Joe Bowcutt said the easement needs to be in place before approval.

Commissioner Todd Staheli said he would feel most comfortable if they were to come back with the easement, drainage and the setbacks.

Wes Jenkins said they do need to show a plan for that area.

Commissioner Julie Hullinger returned at 7:11 pm

Councilman Joe Bowcutt noted that we also need to address the 25' road.

Wes Jenkins stated that I asked that they improve the 25' until at least adjacent to the last building.

Commissioner Nathan Fisher asked if the road should go to the property line.

Wes Jenkins said yes, you can ask for that.

Assistant City Attorney Victoria Hales said my understanding from code is the Commission can make a motion to approve, conditionally approve, or deny and we cannot table without the applicant. We could have pulled the item prior to the item being heard.

Ray Snyder inserted that in the past if the applicant wasn't here it was automatically tabled because the applicant cannot defend the item.

Commissioner Nathan Fisher added that they can move forward even if we deny and will have to address the issues

Continued discussion on the options moving forward.

MOTION: Commissioner Julie Hullinger made a motion to deny the item because it is incomplete. They can come back when all the information is available. They need to address the drainage, the easements, the width and continuation of the road, and the setbacks.

SECONDED Commissioner Todd Staheli seconded the motion.

AYES (5)

Commissioner Nathan Fisher

Chair Ross Taylor

Commissioner Julie Hullinger

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS(0)

Motion carries.

4. **MINUTES**

Consider approval of the minutes from the February 24 and March 10, 2015 meetings.

Minutes from the March 10, 2015 meeting were not ready for approval.

MOTION: Commissioner Diane Adams made a motion to approve the February 24, 2015 minutes.

SECONDED: Commissioner Todd Staheli seconded the motion.

AYES (5)

Commissioner Nathan Fisher

Chair Ross Taylor

Commissioner Julie Hullinger

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS (0)

Motion carries.

5. **DISCUSSION / TRAINING**

1. General Plan Amendments
2. Public Clamor

John Willis presented the land use process. The graphic is for the Planning Commission's use as well as for the general public. The process is not comprehensive but a stepping stone.

John Willis presented information regarding public clamor.

ADJOURN

MOTION: Commissioner Todd Staheli made a motion to adjourn.

SECONDED: Commissioner Diane Adams seconded the motion.

Meeting adjourned at 7:39 pm